

PARKVIEW POINT CONDOMINIUM

Volume 24 Issue 3

Monthly Newsletter

September 2025

PARKVIEW POINT

7441 Wayne Avenue
Miami Beach, FL 33141

OFFICE HOURS

Mon. - Thur. 9:00 AM-5:00 PM

Friday 8:00 AM-4:00 PM

Lunch 1:30-2:30 PM

Sat.- Sun. Closed

IMPORTANT #'S:

Security 305-306-2615

Building Office 305-306-2638

Website.. www.parkviewpoint.com

E-mail... info@parkviewpoint.com

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Message from the Manager

Dear Residents,

It has come to my attention that several residents are **improperly disposing of garbage and food waste**, and this behavior is causing serious issues for our community. I cannot stress this enough:

- **Trash must be placed inside the trash chute.**
- **Recycling bins are for recycling items only** – not for food, garbage, or general trash.
- **Laundry room trash bins are for laundry-related waste only** – not food waste or household garbage.
- **All boxes must be flattened** before being discarded.

Because trash is being left in recycling bins and laundry rooms, we are now experiencing **roach infestations throughout the property**, including in resident units. This is unacceptable and will not be tolerated.

This message serves as the **first and final notice** to the community. If I do not see an immediate change in behavior, I will have no choice but to:

1. **Remove all recycling bins from the floors** since they are not being used correctly.
2. **Remove all laundry room trash bins**, requiring everyone to dispose of all waste through the trash chute.

We live in a community, and it is everyone's responsibility to keep it clean, safe, and livable. Please take this matter seriously and work together to prevent further problems.

Thank you for your cooperation.

Sincerely,
Nicolas Costarelli
Parkview Point General Manager



MENSAJE DEL GERENTE

Apreciados residentes:

He notado que varios residentes **desechan la basura y los restos de comida de forma inadecuada**, lo que está causando graves problemas a nuestra comunidad. Les recalco lo siguiente:

- **La basura debe depositarse en el conducto de basura.**
- **Los contenedores de reciclaje son solo para reciclar artículos - no para comida, basura ni basura en general.**
- **Los contenedores de basura del lavadero son solo para los residuos de la lavandería - no para los restos de comida ni la basura doméstica.**
- **Todas las cajas deben aplanarse antes de desecharlas.**



Debido a que se deja basura en los contenedores de reciclaje y en los lavaderos, **estamos experimentando infestaciones de cucarachas en toda la propiedad, incluso**

en las unidades residenciales. Esto es inaceptable y no se tolerará.

*Este mensaje es el **primer y último aviso a la comunidad.** Si no veo un cambio inmediato en el comportamiento, no tendré más remedio que:*

1. **Retirar todos los contenedores de reciclaje del suelo, ya que no se están utilizando correctamente.**
2. **Retirar todos los contenedores de basura del lavadero, exigiendo a todos que desechen todos los residuos a través del conducto de basura.**

Vivimos en una comunidad, y es responsabilidad de todos mantenerla limpia, segura y habitable. Por favor, tomen este asunto en serio y trabajen juntos para evitar más problemas.

Gracias por su cooperación.

*Atentamente,
Nicolas Costarelli
Gerente General de Parkview Point*

NO JOB TOO SMALL
PAINTING AND MINOR REPAIRS
SATISFACTION AND QUALITY GUARANTEED

REMODELING & INSTALLATIONS

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Skillet Chicken Bulgogi

- ¼ cup chopped onion
- 5 tablespoons soy sauce
- 2 ½ tablespoons brown sugar
- 2 tablespoons minced garlic
- 2 tablespoons sesame oil
- 1 tablespoon sesame seeds
- ½ teaspoon cayenne salt and pepper to taste
- 1 lb skinless, boneless chicken breasts, cut into thin strips

Whisk onion, soy sauce, brown sugar, garlic, sesame oil, sesame seeds, cayenne pepper, salt, and black pepper together in a bowl until marinade is smooth. Cook and stir chicken and marinade together in a large skillet over medium-high heat until chicken is cooked through, about 15 minutes. Optional: add vegetables of your choice. Serve over rice or noodles. 4 servings





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PATRICKJAIMEZ PA

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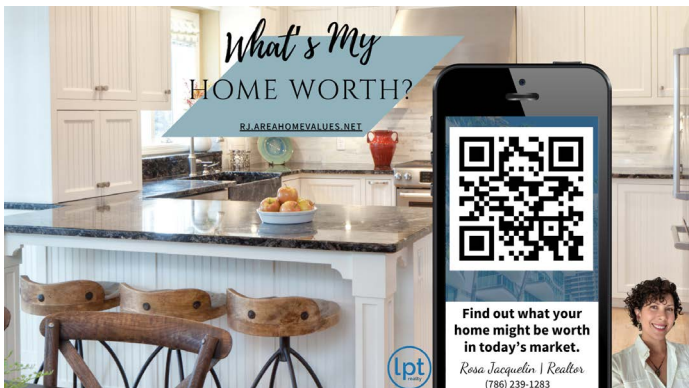
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JOIN US FOR AN EVENING WITH OMAR JIMENEZ

Join long-time Park View Island resident and Miami Beach City Commission Group 1 Candidate, Omar Jimenez, on Tuesday, September 30 at 6:30 PM at the Park View Point Social Room. Omar will share highlights from his work over the past five years, current projects benefiting Park View Island, and outline his campaign priorities for the future of Miami Beach. Enjoy an evening of live music, catered food and drinks, a short presentation, and the chance to ask questions directly during an interactive Q&A session.






JIMENEZ

FOR MIAMI BEACH COMMISSION GROUP 1



CAMPAIGN PRIORITIES

- 01

Work for the Community Not Special Interests!

Since 2005, I have touched all parts of Miami Beach through my self-funded community focused work. I will always work for you, not special interests.
- 02

Sustainable Development

Founder of the First Sustainable Neighborhood Association in Miami Beach. Successfully secured +\$10 Million in direct Community Benefits. I will continue fighting for more equitable community benefits.
- 03

Modern Infrastructure

Miami Beach deserves better than old and leaking Sewer Pipes. For years, I have worked endlessly to upgrade our Sewer & Storm Water system, to prevent pollution and flooding in our waterways and streets.
- 04

Small Business Matters!

As a 2 Time Immigrant, and 20 year family, small business operator on Miami Beach, I will work to bring back small business and help small business owners who have committed their lives to our city.



www.OmarJimenezMB.Vote
 Let's Talk: 305 417 9677
Omar@OmarJimenezMiamiBeach.Vote

Political advertisement paid for and approved by Omar Jimenez for Miami Beach City Commission, Group 1, Non Partisan



YOUR FUTURE COMMISSIONER

OMAR JIMENEZ

MIAMI BEACH, GROUP 1

MY WORK TO DATE

- Co-operator, 20 year family restaurant SoBe.
- Founder 1st Sustainable Neighborhood Association in Miami Beach
- NBCRA Advisory Committee Member
- Community Cleanups - Over 12,000lbs of Trash collected, over 1500 Certified Community Service Hours provided.
- Parish Administrator All Souls Episcopal Church - Mid Beach.
- Host of North Beach International Coastal Cleanup Day - North Beach - 4 years
- Biscayne Bay Marine Health Summit 2024 "How a neighborhood association is paving a more sustainable future for its community."
- Don't Trash Our Treasure Channel 10 - Park View Island Report
- Tatum Waterway Walkway Upgrade and Renaming Project.
- Park View Canal Water Quality Restoration Project
- Operation Clean Water
- NoBe Community Garden Expansion
- Park View Entrance Upgrade Project
- Many more...




VOTE

JIMENEZ

NOVEMBER 4TH

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